

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of June 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Chairman
John Gober, Member
Lawrence Korzeniewski
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
John Dudziak, Deputy Town Attorney
Leonard Campisano, Assistant Building and Zoning Inspector
Terrence McCracken, General Crew Chief
Jaclyn Coyne, Recording Secretary

June 7, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 7, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:jc

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by Michael Myszka to approve the minutes from the May 17, 2006 Planning Board Meeting. Motion was seconded by Rebecca Anderson and unanimously carried.

PLEDGE OF ALLEGIANCE

COMMUNICATIONS:

ACTION ITEMS -

PRELIMINARY PLAN REVIEW - WOODLANDS AT PLEASANT MEADOWS, PHASE 2, 9 SINGLE-FAMILY HOMES, SOUTH SIDE OF PLEASANT VIEW DRIVE. THE PLANNING BOARD GAVE APPROVAL FOR THE SKETCH PLAN AT THE FEBRUARY 1, 2006 PLANNING BOARD MEETING WITH THE CONDITION THAT ALL DRIVEWAYS MUST HAVE T-TURNAROUNDS. PROJECT NO. 9704. CONTACT PERSON: KENNETH ZOLLITSCH.

Kenneth Zollitsch of Greenman-Pedersen presented to the Planning Board the phase II sketch plan for the proposed project located on the south side of Pleasant View Drive. In reviewing the sketch plan, the Board had determined this property was properly zoned and the sketch plan met minimum lot requirement. The Preliminary Plan includes 18" drainage pipes for storm water. There is no longer a need for a sanitary sewer lateral for the existing house located on the corner of the development because it is going to be demolished.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the preliminary plan to the Town Board with the following conditions: 1. Notification to the Erie County Sewer District #4 and Erie County Water authority regarding the demolition of an existing house. 2. File a copy of drainage calculations for the subdivision so it is clear in the future. 3. All lots are required to have T-turnarounds. Motion seconded by John Gober and duly carried by a vote of six ayes and one nay (Member Myszka).

SKETCH PLAN REVIEW - WAINWRIGHT COURT SUBDIVISION, 14-SINGLE FAMILY DWELLINGS, WEST SIDE OF NORTH MAPLE DRIVE, SOUTH OF WEHRLE DRIVE. PROJECT NO. 6008. CONTACT PERSON: KENNETH ZOLLITSCH, GREENMAN-PEDERSEN, INC.

Kenneth Zollitsch, Greenman Pedersen, Inc., presented to the Planning Board the site plan for the proposed Wainwright Court Subdivision located on the west side of North Maple Drive, South of Wehrle Drive. The subdivision is located behind the Regal Cinemas and is the extension of Wainwright Court. There are 14 total lots and the street would then be turned into a cul-de-sac. Drainage includes 15" storm sewer pipes which would drain into Regal Pond, then eventually into rock. Mr. Zollitsch acknowledged that more engineering is needed. There are plans to realign the sanitary sewer about 20 feet to the north and south to connect to North Maple Road.

DETERMINATION

Based on the information presented to the Planning Board, Michael Myszka made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1. Require water line easement extending to North Maple Drive. 2. Require sanitary sewer easement adjusted with Erie County Sewer District #4. 3. Coordination of storm water detention with Regal Cinemas concerning their pond. 4. Turnaround to be constructed without center island, per Richard Reese. Motion seconded by Steven Socha and duly carried by a vote of six ayes and one nay (Member Anderson).

OTHER MATTERS -

General Crew Chief Terrence McCracken came to update the Planning Board regarding changes to plans for the Heritage Trail bike path. The Heritage Trail bike path was to provide a connection between Cheektowaga, Lancaster and the Town of Alden. A concern for this project is the high expense and disruption of business that would occur if roads were widened for the striping of the bike trail. Another tentative problem for this project is safely getting people from Como Park Blvd. and Transit Road to Como Park Blvd. and Lake Avenue. The bridge on Lake Avenue over Cayuga Creek is not wide enough to safely get people through that area, so they decided not to use that bridge. All decisions made for this bikeway were primarily based on economics and being good neighbors. The path will now start in Como Park, then cross the islands down Burwell Street, up Court Street, over Erie Street to Walter Winter Drive. Once it reaches the former Delaware, Lackawanna, and Western Railroad right-of-way, it will follow the ROW eastward to Townline Road. There will be parking for the people using this trail. Rebecca Anderson questioned the maintenance of the trail. Mr. McCracken said that sweepers would be sent through the trail as required. Also, no motor vehicles are allowed to use this path other than emergency vehicles. A question of whether or not snow mobiles would be able to use this path during winter was brought up and is still undetermined. A positive aspect of this bike trail is that it would be funded by a Federal Grant and the Town thus will pay nothing for its construction.

At 8:35 PM, Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.